

Docket Item #8  
SPECIAL USE PERMIT #2005-0076

Planning Commission Meeting  
September 8, 2005

**ISSUE:** Consideration of a request for a special use permit to operate a plant nursery.

**APPLICANT:** Nature by Design  
by Randee Wilson and Carla Thomas

**LOCATION:** 300 Calvert Avenue

**ZONE:** I/Industrial

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**PLANNING COMMISSION ACTION, SEPTEMBER 8, 2005:** On a motion by Mr. Komoroske, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

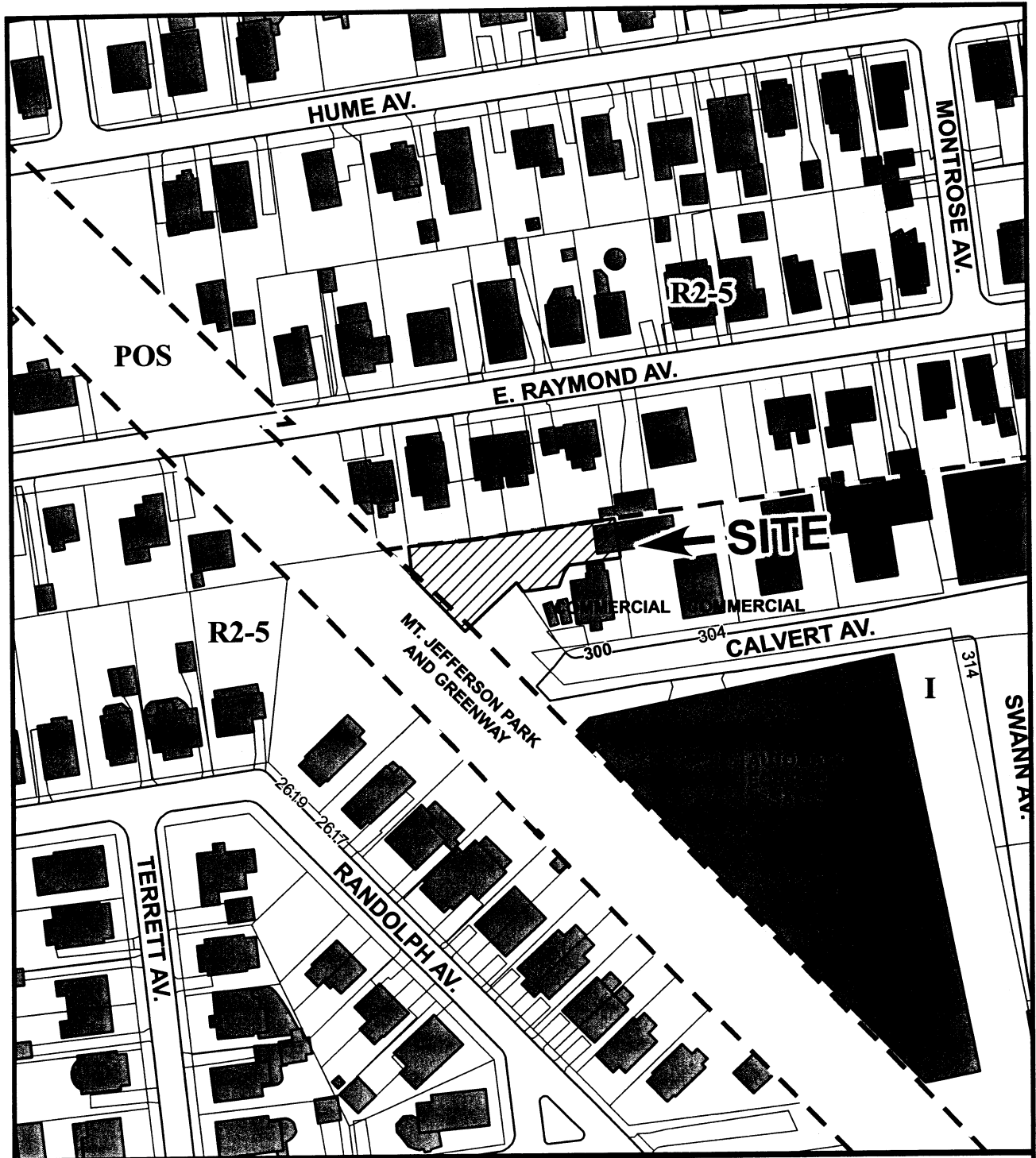
Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Carla Thomas, the applicant, spoke about the proposed plant nursery. She answered questions regarding the type and size of plants that will be stored and sold on site.

Amy Slack, representing the Del Ray Civic Association, spoke in support of the application, indicating that the proposed use would be a good influence in the neighborhood.

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



**SUP #2005-0076**

**09/08/05**



## **I. DISCUSSION**

### REQUEST

The applicants, Randee Wilson and Carla Thomas, request special use permit approval for the operation of an outdoor plant nursery located adjacent to the carriage house at 300 Calvert Avenue.

### SITE DESCRIPTION

The subject property is one lot of record with approximately 57 feet of frontage on Calvert Avenue, 98 feet of depth and a total lot area of 12,140 square feet. The site is developed with a two-story converted house in the front and a carriage house in the rear of the lot. Access to the property is from Calvert Avenue.

The surrounding area is occupied by a mix of residential and commercial uses. Immediately to the north is a residential neighborhood. To the south and east are commercial uses. To the west is the Mount Jefferson Park and Greenway parkland, formerly the W&OD.

### CURRENT CHARACTERISTICS

The odd-shaped lot consists of a main structure facing Calvert Avenue, which has been used as a contractor's office. The lot contains a carriage house in the rear, which is the proposed location for the outdoor plant nursery. A gate and landscaped path leads from Calvert Avenue to the carriage house. The western portion of the property has historically been accessed through the paved northern portion of the adjacent parcel occupied by Automatic Equipment Sales. The proposed parking area would also be accessed through this adjacent lot.

### PROPOSAL

The applicant proposes to operate a container plant nursery of native and non-invasive plants, and some annual vegetable plants and houseplants. The plants will be grown using organic methods and without pesticides. A small amount (less than 5%) of sale items will be non-plant items, such as bagged soils, watering equipment, and tools. Truck deliveries are expected during the period between March and October. The total number of truck deliveries during that eight month period is between nine and 13. The specific aspects of the plant nursery are as follows:

Hours: 7:00 a.m. - 7:00 p.m. daily

Noise: Conversation-level noise is expected from patrons, with occasional mechanical noise from edging and trimming.

Trash/Litter: Initially, a large amount of brush will be disposed of as the site is prepared. Trash will be collected twice per week.

PARKING

For purposes of calculating the parking requirement, the retail ratio was applied to the square footage of the structure. According to Section 8-200 (A)(16) of the Zoning Ordinance, a retail use requires 1.1 parking space for every 200 square feet. An outdoor garden center with 400 square feet of indoor space will be required to provide 2.2 off-street parking spaces. The applicant proposes to provide three spaces, which meets the parking requirement.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the Industrial zone. Section 4-1203 of the Zoning Ordinance allows an outdoor garden center in the Industrial zone only with a special use permit.

The proposed use is consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for industrial use.

NEIGHBORHOOD OUTREACH

On August 11, 2005, staff attended the Del Ray Land Use Committee meeting. The Committee was generally supportive of the application.

**II. STAFF ANALYSIS**

Staff supports this new outdoor garden center because the use is more compatible with the adjacent residential neighborhood than many of the by-right industrial uses that could occupy the space.

Although supportive, staff is mindful of the proximity of the proposed plant nursery to the residences to the north and has recommended a number of conditions to require adequate screening, the shielding of any lighting, and controls on the storage of materials.

Staff also was concerned with access to the proposed parking area through the adjacent property. The applicant has begun working with the owner of the property to determine if an access easement already exists over the adjacent property. If one does not exist, the applicant has committed to obtaining permission to use the adjacent property for access to the parking lot, or working with the owner of 300 Calvert Avenue to obtain access directly from the street. Access through the adjacent parcel would also require signage to prohibit parking or storage within the area required for access. Staff has recommended a condition requiring documentation that access will be granted and "No Parking" signage posted prior to approval of a business license.

With the following conditions, staff recommends approval of the special use permit.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the outdoor garden center shall be limited to 7:00 a.m to 9:00 p.m. Monday through Saturday and 7:00 a.m. to 8:00 p.m. Sunday. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
5. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
6. The applicant shall provide a screening fence and landscaping to the satisfaction of the Director of Planning & Zoning. (P&Z)
7. Any lighting shall be shielded to avoid glare and excessive spillover lighting onto adjacent properties. (P&Z)
8. Storage of materials shall be kept in a neat and orderly fashion within the property lines. Storage materials shall not be visible from right-of-way or adjacent properties. No storage shall be permitted in the public right-of-way. (P&Z)
9. The applicant shall provide documentation from the adjacent property owner at 300 Swann Avenue to allow public access to the parking area through the paved portion of the adjacent property and to allow the placement of "No Parking" signs to ensure the area remains clear during business hours. This documentation shall be submitted to the Department of Planning and Zoning and "No Parking" signs shall be installed to the satisfaction of the Director of Planning and Zoning prior to approval of the business license. (P&Z)
10. Loudspeakers shall be prohibited from the exterior of the building. (T&ES)

11. All waste products including, but not limited to organic compounds shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers, or be discharged onto the ground. (T&ES)
12. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and a robbery awareness program for all employees. (Police)
13. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;  
Richard Josephson, Deputy Director;  
Lorrie Pearson, Urban Planner.

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- R-1 Loudspeakers shall be prohibited from the exterior of the building.
- R-2 All waste products including, but not limited to organic compounds shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers, or be discharged onto the ground.
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- F-1 Any land disturbing activity in excess of 2500 square feet, may result in the applicant having to comply with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control. The applicant may request, in writing to the Director of T&ES, a waiver from the requirements of the ordinance. Contact the Division of Environmental Quality, T&ES (703/519-3400, ext. 219) for information.

##### Code Enforcement:

- F-1 An inspection of the premises was conducted on July 11, 2005. Staff discovered excessive outdoor storage of construction materials, several overflowing use oil drums and contaminated soil. The occupant was cited and ordered to clean up the premises in accordance with state and federal regulations. A follow up inspection was conducted in August 2005 and all issues have been resolved.
- C-1 All trash, debris, solid waste, contaminated soils, and hazardous materials shall be removed and disposed up in an approved manner in accordance with State and Federal regulations.
- C-2 Storage of display plantings shall be orderly and not obstruct egress from the existing dwelling or office.

Health Department:

F-1 No comments

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness program for all employees.

**Due to the adjacent residential neighborhood, staff is not forwarding this recommendation as a condition:**

- R-3 It is recommended that the lighting level for the parking lot be a minimum of 2.0 foot candles minimum maintained.



# APPLICATION for SPECIAL USE PERMIT # 2005-0076

[must use black ink or type]

PROPERTY LOCATION: 300 Calvert Avenue, Alexandria, VA

TAX MAP REFERENCE: 25.03-02-02 ZONE: I

APPLICANT Name: Randee Wilson and Carla Thomas d/b/a Nature By Design

Address: 401 Yeonas Drive, S.W.  
Vienna, Virginia 22180

PROPERTY OWNER Name: Jack Wagner

Address: 300 Calvert Avenue  
Alexandria, Virginia 22301


PROPOSED USE: Plant Nursery

**THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Randee Wilson and Carla Thomas d/b/a Nature By Design  
Print Name of Applicant or Agent

  
Signature

401 Yeonas Drive, S.W.  
Mailing/Street Address

703-938-4162 703-938-2290  
Telephone # Fax #

Vienna, Virginia 22180  
City and State Zip Code

June 30, 2005  
Date

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (*check one*) ☐ the Owner ☐ Contract Purchaser

☒ Lessee or ☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Randee K. Wilson, 401 Yeonas Drive, S.W., Vienna, Virginia 22180 - 49% ownership

Carla A. Thomas, 401 Yeonas Drive, S.W., Vienna, Virginia 22180 - 51% ownership

\_\_\_\_\_  
\_\_\_\_\_  
If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia? N/A

☐ Yes. Provide proof of current City business license

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

### NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

Applicants propose to operate a container plant nursery; applicants will propagate, grow, and offer for sale native and non-invasive trees, shrubs, perennials, and vines, and a limited selection of annual vegetable plants and houseplants; using organic methods, without using pesticides, and using limited fertilizers approved for organic use, including but not limited to cottonseed meal, bone meal, and kelp meal based products. Applicants will also offer for sale: bagged soils and soilless mixes and amendments approved for organic use, watering equipment and tools. Total area of materials for sale other than plants will be less than 5% of property. Applicants will not offer garden structures, pottery, pesticides, bulk amendments such as compost, mulch, or manure, or growth stimulants or other amendments that are not approved for organic use. As plant offerings will include rare and unusual specimens, clientele will be more limited than with a comparable conventional garden center. Applicants expect on average fewer than 15 patrons a week; the typical patron is a residential customer who is a dedicated hobby gardening enthusiast. Most plant material will be propagated by the applicants, but there will be 6-10 truck deliveries between March 1 and May 31, and 2-3 in September. Hours of operation will not exceed 7:00 a.m. and 7:00 p.m. seven days a week from April to October, and 7:00 a.m. and 5:00 p.m. Monday thru Saturday, and between 9:00 a.m. and 5:00 p.m. Sunday from November to March. Besides parking for the two partners, who are married and will usually commute in one vehicle, parking will be needed by one part-time employee and one to two customers at a time. 2 parking space in front of property are included. Removing the sea container near the gate will leave an additional area measuring 25 ft. by 19 ft. within the fence (approximately 475 sq. ft.) to provide parking for an additional three large or four compact cars. No noise will be produced in excess of levels typical of a single family residence, i.e., occasional weed-whacking, trimming or edging.

## USE CHARACTERISTICS

4. The proposed special use permit request is for: *(check one)*

☒ a new use requiring a special use permit,

☐ a development special use permit,

☐ an expansion or change to an existing use without a special use permit,

☐ expansion or change to an existing use with a special use permit,

☐ other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

We expect 15 or fewer patrons per week We would expect 4-5 patrons each day on Saturday and

Sunday, and an additional 4-5 patrons during the remainder of the week.

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

During peak season (April-October, we expect two employees and 1 or 2 owners on Saturday

from 7:00 a.m. to 7:00 p.m and Sunday from 9:00 a.m. to 5:00 p.m. At all other times, we expect

one 1/2-day employee and 1 or 2 owners from 7:00 a.m. to 5:00 p.m. daily and 10:00 a.m.-5:00 p.m. Sunday.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

April - October: Tuesday thru Friday *Daily*

Saturday

Sunday

November - March: Tuesday thru Friday

Saturday

Sunday

Hours:

7:00 a.m. - 7:00 p.m.

7:00 a.m. - 7:00 p.m.

9:00 a.m. to 5:00 p.m.

7:00 a.m. to 5:00 p.m.

7:00 a.m. to 5:00 p.m.

10:00 a.m. to 5:00 p.m.

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Occasional weed-whacking, trimming, or edging. Only noise from patrons would be from talking and cars.

B. How will the noise from patrons be controlled?

We anticipate the busiest times will be weekends in April, May, June, and September. We expect that our patrons will generate considerably less noise than surrounding businesses. If necessary, we will use signage within the fenced area of the nursery to encourage patrons to be considerate of neighbors.

8. Describe any potential odors emanating from the proposed use and plans to control them:  
Odors will be limited to flower fragrances and conservative applications of mulch and soil amendments

(consistent with what would be expected from a single family residence).

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Waste paper will be recycled; typical office refuse and janitorial waste, plastic bags from planting mix ingredients, cracked or unusable nursery pots will be recycled or discarded.

B. How much trash and garbage will be generated by the use?

Initially, a large amount of brush will be produced as we must remove numerous invasive exotic plants, e.g., Ampelopsis brevipedunculata (porcelainberry vine). After startup, we expect 4 trash bags per week.

C. How often will trash be collected?

Twice per week.

D. How will you prevent littering on the property, streets and nearby properties?

Our experience has shown native plant gardeners to be unusually fastidious and environmentally responsible. We have not experienced litter problems in the past, either at our present appointment-only location in a residential Vienna neighborhood, or at the area farmers' markets and plant sales. Nonetheless, we will provide trash cans, police the area, and remove debris. If necessary, we will use signage within the fenced area to encourage patrons to be considerate and not litter. We will also encourage responsible behavior in the community by helping to organize volunteer cleanups of the nearby W&OD Trail.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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12. What methods are proposed to ensure the safety of residents, employees and patrons?  
At present, no hazardous materials are used; however, we follow OSHA requirements for tool & equipment

use. If we begin to employ hazardous materials, we will use them according to OSHA requirements and the

manufacturer's Material Safety Data Sheet. We carry Workers' Compensation insurance although not required.

### ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

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## PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

**2**

**B. How many parking spaces of each type are provided for the proposed use:**

**5 OR                      Standard spaces**

6 Compact spaces

Handicapped accessible spaces.

**Other.**

C. Where is required parking located? ☒ on-site [ ] off-site (check one)

**If the required parking will be located off-site, where will it be located:**

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? None.

B. How many loading spaces are available for the use? One.

C. Where are off-street loading facilities located? In proposed parking area just inside gate.

- D. During what hours of the day do you expect loading/unloading operations to occur?

8:00 a.m. to 5:00 p.m.

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

From March 1st thru May 31st, we expect 3 or fewer trucks (max length 25 ft.) per month. We also

expect 2-3 such trucks in September. Tractor trailer deliveries will be received at our Vienna location.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

No improvements are necessary.

#### SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be?

400 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ sq. ft. (total)

19. The proposed use is located in: (*check one*)

☒ a stand alone building ☐ a house located in a residential zone ☐ a warehouse

☐ a shopping center. Please provide name of the center: \_\_\_\_\_

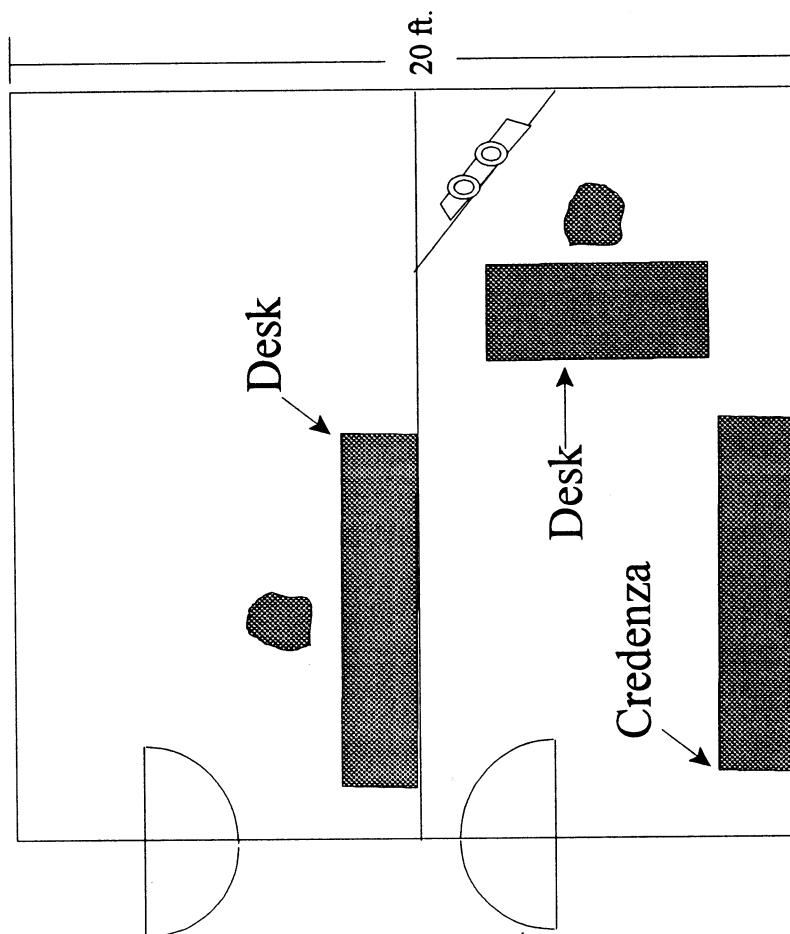
☐ an office building. Please provide name of the building: \_\_\_\_\_

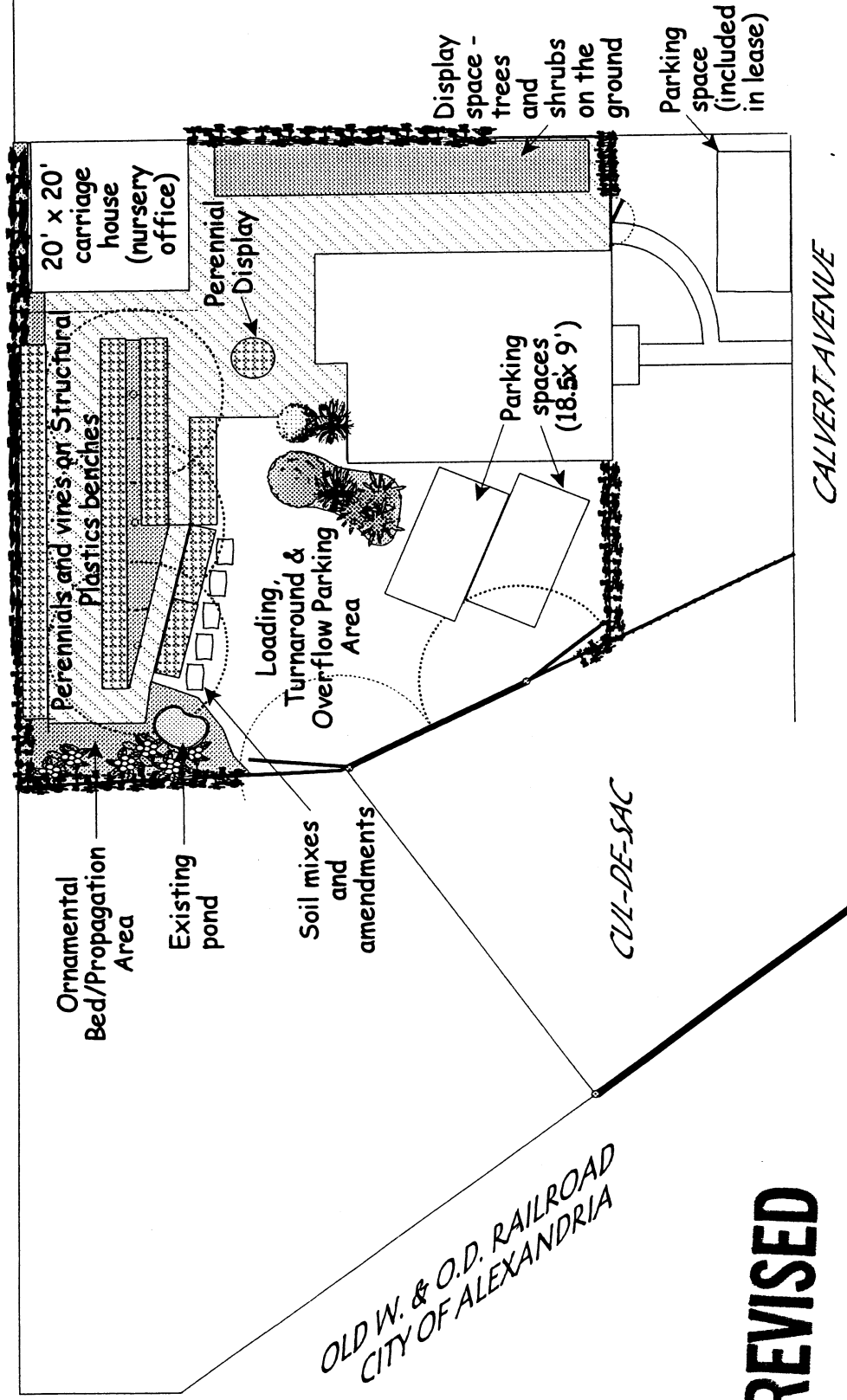
☐ other, please describe: \_\_\_\_\_



NATURE BY DESIGN. SUP APPLICATION - 6/30/2005  
Floor Plan for Carriage House  
300 Calvert Avenue, Alexandria, VA

SUP2005-0076





**REVISED**

**Summary of major changes:**

- Existing bed of invasive exotic plants will be removed to make room for loading, turnaround, and overflow parking area.
- Two sea containers will be removed to make room for two parking spaces. Bed surrounding pond will be truncated to allow opening of double gate.
- Parking and loading areas will be covered with gravel.
- Invasive exotic vines will be removed from fence and replace with native vines to improve screening.

<b>SITE PLAN FOR PLANT NURSERY</b> 300 Calvert Avenue, Alexandria, VA	
11 August 2005 1" = 20'	NATURE BY DESIGN 401 Yeonias Drive, S.W. Vienna, VA 22180
<div>1009B</div>	

# Del Ray Citizens Association

PO Box 2233

Alexandria VA 22301

Established 1954

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To: Eileen Fogarty, Director, Office of Planning and Zoning  
Members of Alexandria Planning Commission

From: Amy Slack, Land Use Committee Co-Chair  
Sarah Haut, Land Use Committee Co-Chair

Date: August 30, 2005

Subject: Special Use Permit #2005-0076  
Nature By Design at 300 Calvert Avenue.  
Consideration of a request for a special use permit to operate a plan  
nursery; zoned I/Industrial. Applicant: Randee Wilson and Carla Thomas

PC Docket #8  
SUP 2005-0076

The applicants, Carla Thomas and Randee Wilson attended the Land Use committee meeting on August 11, 2005 to discuss the proposal. A member of staff, Lorrie Pearson attended also. The item will be announced in the September issue of the Association newsletter and brought before the membership for vote.

Ms Thomas described their business, Design by Nature, as an organic, native plant propagation and sales operation. They currently run a similar operation in a residential area of Vienna where they limit retail customer visits to 'by appointment only'. They wish to expand to better serve their major outlet – farmer markets. Enthusiasts will generate low volume sales on-site daily, mainly from April thru October. The business will occupy a carriage house and an enclosed rear yard. Site improvements include removal of two sea transit containers, providing on-site parking for 3 vehicles and screening from the adjacent R2-5/residential area.

The committee recommended support for the application with the following hours of operation: Mon-Sat 7am – 9pm, Sun 8am – 8pm.

At their August 18, 2005 meeting the Executive Board concurred with the committee recommendation.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060.

11  
APPLICATION for SPECIAL USE PERMIT # 2005-0076

[must use black ink or type]

PROPERTY LOCATION: 300 Calvert Avenue, Alexandria, VA

TAX MAP REFERENCE: 25.03-02-02 ZONE: I

APPLICANT Name: Randee Wilson and Carla Thomas d/b/a Nature By Design

Address: 401 Yeonas Drive, S.W.  
Vienna, Virginia 22180

PROPERTY OWNER Name: Jack Wagner

Address: 300 Calvert Avenue  
Alexandria, Virginia 22301

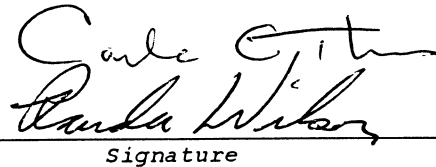
PROPOSED USE: Plant Nursery

**THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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**THE UNDERSIGNED** hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Randee Wilson and Carla Thomas d/b/a Nature By Design  
Print Name of Applicant or Agent

  
Signature

401 Yeonas Drive, S.W.  
Mailing/Street Address

703-938-4162  
Telephone #

703-938-2290  
Fax #

Vienna, Virginia 22180  
City and State Zip Code

June 30, 2005

Date

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: Recommended approval 7-0 9/8/05

ACTION - CITY COUNCIL: 9/20/05- CC approved PC recommendation 6-0

11  
9-20-05

City of Alexandria, Virginia

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MEMORANDUM

DATE: SEPTEMBER 15, 2005  
TO: HONORABLE MAYOR EUILLE  
FROM: EILEEN FOGARTY, DIRECTOR, PLANNING AND ZONING *EJF*  
RE: SEPTEMBER 20, 2005 COUNCIL DOCKET, ITEM 11

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Item 11 on City Council's September 20, 2005 docket appears as a regular hearing item. This item should have been placed on the Consent Calendar. At the Planning Commission meeting of September 8, there was no opposition to this request. There was support from the Del Ray Citizens Association.

Thank you for your consideration in moving this item to the Consent Calendar for the September 20 City Council public hearing.

cc: Michele Evans

# Del Ray Citizens Association

11  
9-20-05

PO Box 2233

Alexandria VA 22301

Established 1954

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**To:** Honorable Members of City Council  
Eileen Fogarty, Director, Office of Planning and Zoning

**From:** Laurie MacNamara, President  
Amy Slack, Land Use committee Co-chair  
Sarah Haut, Land Use committee Co-chair

**Date:** September 16, 2005

**Subject:** Special Use Permit # 2005-0076  
Nature by Design at 300 Calvert Avenue.  
Consideration of a request for a special use permit to operate a plant nursery; zoned I/Industrial.  
Applicant: Randee Wilson and Carla Thomas.

At our regular meeting on September 12, 2005, the membership voted to support the subject request as announced in our newsletter without further discussion and by unanimous consent.

We request your support for this position and welcome your questions and comments. Please feel free to contact President Laurie MacNamara at 703-519-9410 and Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060.